



44 Llannon Road, Llanelli, SA15 5LY £249,995

Welcome to Llannon Road in the charming village of Pontyberem, Llanelli, this delightful detached house, built in the 1870's, offers a unique blend of character and modern living.

With four bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

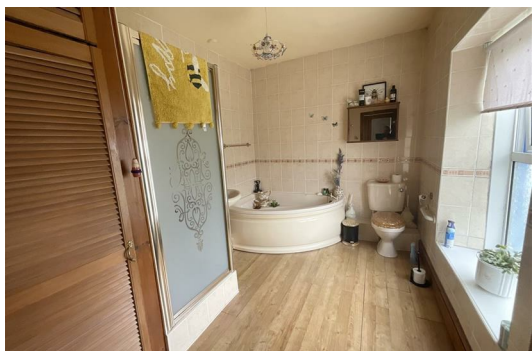
Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The layout of the home ensures a comfortable flow throughout, making it a perfect setting for family gatherings or quiet evenings in.

The property features a well-appointed bathroom, catering to the needs of a busy household. The kitchen area offers ample potential for personalisation, allowing you to create your dream culinary space.

One of the standout features of this home is the driveway, providing parking for two vehicles, a valuable asset in today's busy world. The absence of a chain means that you can move in without delay, making this property an attractive option for those looking to settle in quickly.

The surrounding area of Pontyberem is known for its community spirit and picturesque landscapes, offering a peaceful retreat while still being conveniently located for access to local amenities and transport links.

This charming detached house is a rare find, combining historical charm with practical living. Whether you are a first-time buyer or looking to relocate, this property is sure to impress. Don't miss the opportunity to make this house your home. EPC - E Council tax band-D Tenure-Freehold



Ground floor

Hallway 5'07*20'10 (1.70m*6.35m)

Wooden front door with stained glass, stairway with wooden railings. Smoke alarm, radiator, UPVC door leading to back garden, laminate flooring.

Dining room 11'08*8'06 (3.56m*2.59m)

Wooden sliding door, two alcoves, electric fire, double UPVC window, radiator, carpeted flooring.

Lounge 19'10*10'10 (6.05m*3.30m)

Wooden door, double UPVC window to the back and front of the room, electric fire, radiator, laminate flooring

Kitchen 8'04*7'05 (2.54m*2.26m)

Wooden beams on ceiling with smooth ceiling in between, upper and lower cabinets. Tongue and groove cladding on the upper walls. Partly tiled, double UPVC window, radiator, tiled flooring.

Kitchen/Utility 9'11*6'01 (3.02m*1.85m)

Wooden beams on ceiling with smooth ceiling in between. Upper and lower cabinets. UPVC door leading to the back garden. Tongue and groove on the upper walls. Partly tiled. Sink. Combi boiler on wall. Tiled flooring.

First floor

Landing 12'07*5'07 (3.84m*1.70m)

Coving, wooden bannister, double UPVC window, Attic hatch, carpeted flooring

Bedroom One 11'03*9'10 (3.43m*3.00m)

Coving, radiator, wooden barn door, double UPVC window, carpeted flooring.

Bedroom Two 8'08*11'03 (2.64m*3.43m)

Wooden barn door, coving, radiator, double UPVC window, carpeted flooring.

Bedroom Three 8'01*8'07 (2.46m*2.62m)

Sliding wooden door, coving, double UPVC window, radiator, carpeted flooring.

Bedroom Four 6'06*6'09 (1.98m*2.06m)

Sliding wooden door, double UPVC window, carpeted flooring.

Family bathroom 7'10*10'09 (2.39m*3.28m)

Corner bath, sink, toilet, walk in shower, storage cupboards, all tiles walls, double UPVC window, radiator, laminate flooring.

Externally

Front- Pebbled path leading to the front door, either side laid to lawn. Driveway with gates.

Rear- Patio as you walk from the back door, concrete storage shed and two wooden storage sheds. Mostly laid to lawn with a fruit tree at the top of the garden.

Tenure

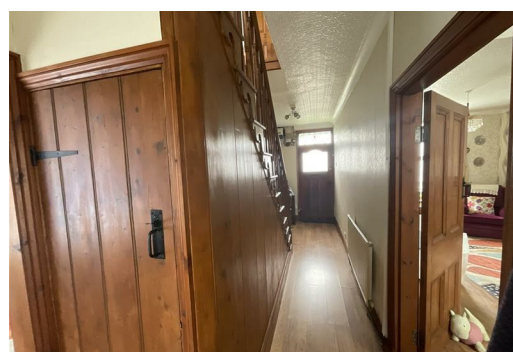
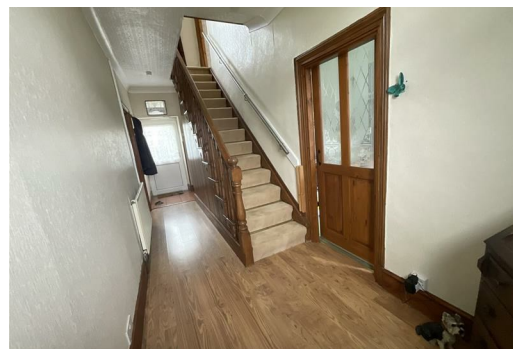
We are advised the tenure is Freehold

Council tax

We are advised the Council Tax Band is D.

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (82 plus) A | | |
| (81-91) B | | | (61-81) B | | |
| (69-80) C | | | (49-60) C | | |
| (55-68) D | | | (35-48) D | | |
| (39-54) E | | | (29-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

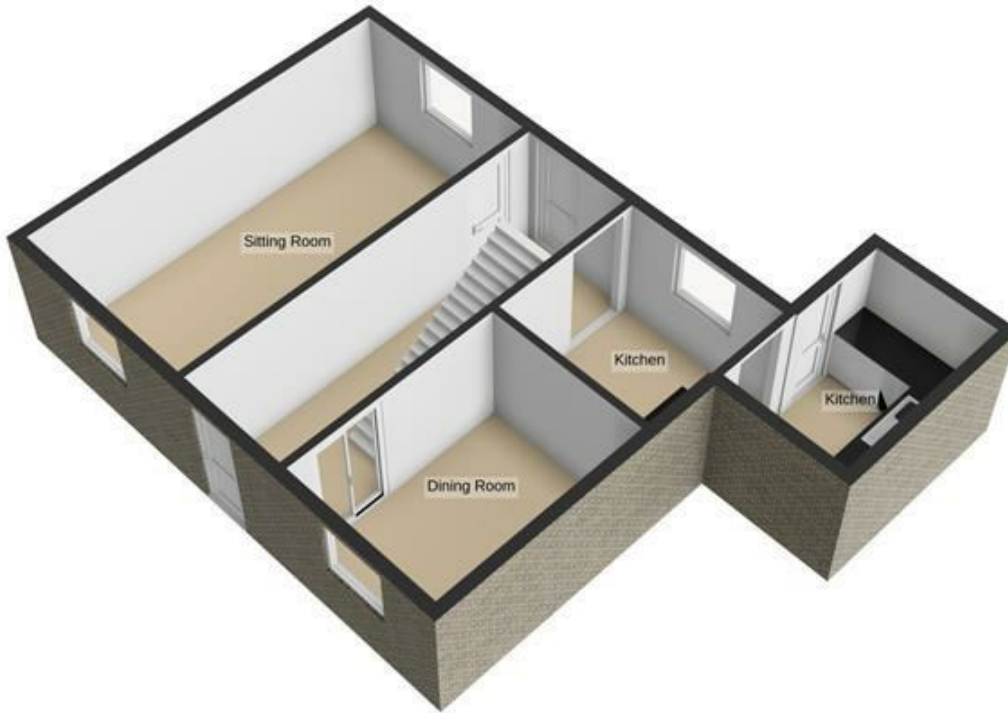
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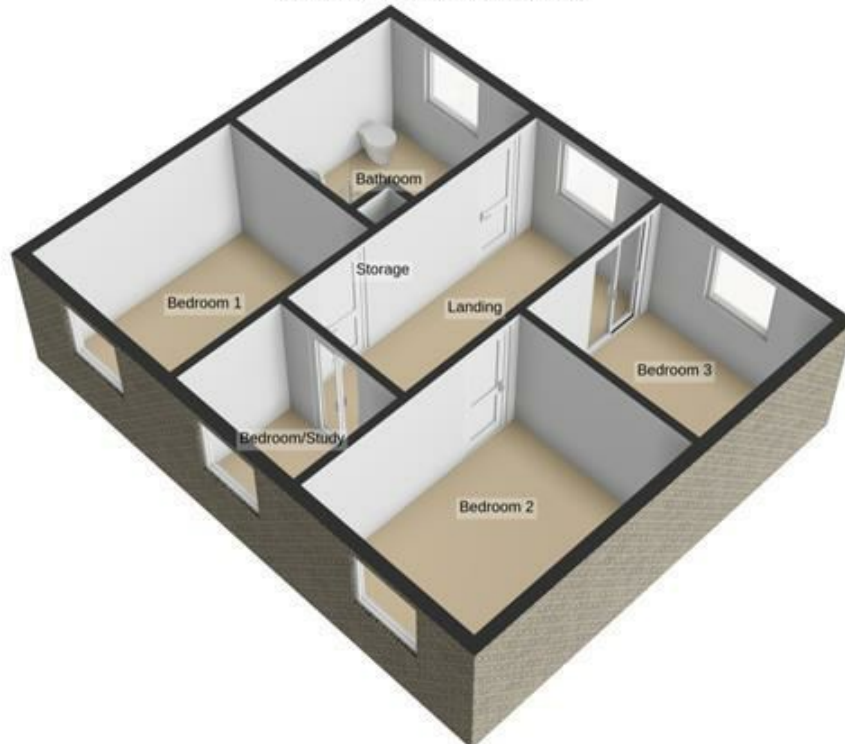
E-mail: properties@willow-estates.com

www.willow-estates.com

Ground Floor
538 sq.ft. (50.0 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.



Total Floor Area : 1029 sq.ft. (95.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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